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FOR SALE
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G R E G O R Y S
— E S T A T E A G E N T S —

**33 MAPLE WALK
KEYNSHAM
BRISTOL
BS31 2SB
£265,000**

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS TWO BEDROOM END OF TERRACE BUNGALOW, POSITIONED IN A POPULAR RESIDENTIAL AREA NEARBY A RANGE OF CONVENIENT LOCAL AMENITIES, AND ENJOYING A QUIET WALK WAY FRONTAGE.

This bookend style of home offers a well-balanced arrangement, offering comfortable room proportions throughout sure to appeal to many. Although in need of updating in areas, the property offers excellent potential, and in our opinion makes an excellent downsize move or first time purchase for those looking to take their first steps onto the property ladder.

The property welcomes with an entrance hall, leading to a fitted kitchen benefitting from side access out to the rear garden. To the front aspect can be found a comfortable lounge, whilst to the rear sits two double bedrooms, with the primary bedroom benefitting from fitted storage. Finally, completing the internal offering is a neutral three piece bathroom with shower over bath.

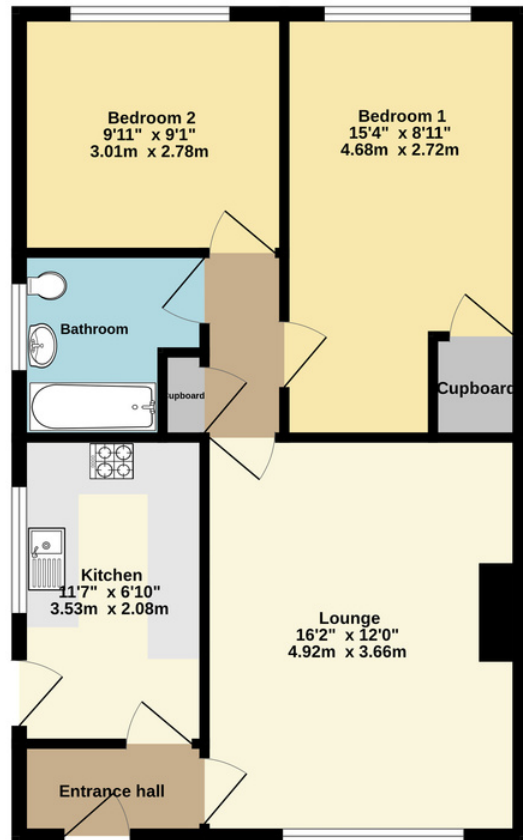
Externally, the rear garden is of a generous size and designed with low maintenance in mind, presented with artificial grass and benefitting from privacy to the rear from neighbouring properties. Finally, the property benefits from a single garage in a nearby block.

Offering ample potential, and benefitting from no onward chain, an internal viewing comes highly recommended.





Ground Floor
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)			
33, Maple Walk Keynsham BRISTOL BS31 2SB	Energy rating D	Valid until:	24 January 2028
		Certificate number:	0454-2854-7594-9928-7951

Property type	End-terrace bungalow
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

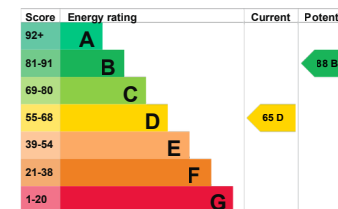
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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